



CITY OF MORGAN HILL
COMMUNITY DEVELOPMENT DEPARTMENT, PLANNING DIVISION

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PLANNING COMMISSIONERS

John Moniz, Chair
Joseph Mueller, Commissioner
Wayne Tanda, Commissioner
Susan Koepp-Baker, Commissioner

Robert Benich, Vice Chair
Jerry Dommer, Commissioner
John McKay, Commissioner

PLANNING COMMISSION MEETING

SEPTEMBER 13, 2011

**CITY COUNCIL CHAMBERS
CIVIC CENTER
17555 PEAK AVENUE
MORGAN HILL, CA**

REGULAR MEETING - 7:00 P.M.

***** A G E N D A *****

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes*

PLANNING COMMISSION AGENDA

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DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

ORDERS OF THE DAY

MINUTES: August 9, 2011

DISCUSSION ITEM(S):

- 1) 45 Minutes **BMR REDUCTION PROGRAM IMPLEMENTATION LANGUAGE**
A request for review and comment on development agreement language proposed for the implementation of the BMR Reduction Program as approve the City Council through Resolution 6450.

Recommendation: Review and give direction to staff.

CONTINUED PUBLIC HEARING(S):

- 2) 10 Minutes **DEVELOPMENT AGREEMENT, DA-11-06: BARRETT-MH DOS:**
A request for approval of a development agreement for a 34 unit portion of the 52-unit single-family residential project located on the northwest corner of the intersection of Barrett Ave. and San Ramon Dr. in the R-1 7,000 RPD zoning district (APN 817-76-019, 021 & 022).

Recommendation: Re-open public hearing. Table request.

PUBLIC HEARING(S):

- 3) 45 Minutes **GENERAL PLAN AMENDMENT, GPA-11-01/ZONING AMENDMENT, ZA-11-01/ENVIRONMENTAL ASSESSMENT, EA-11-01: CONDIT-UCP:**
A request to amend the General Plan Land Use Designation and Zoning on an 18-acre site bordered by San Pedro Ave. to the south, Condit Rd. to the west and Murphy Ave. to the east. The proposed amendment would change the land use designation from Commercial to Single Family High, and the zoning designation from General Commercial to R-1 (4,500). A Mitigated Negative Declaration is proposed. (APNs 817-12-006 & 009)

Recommendation: Open public hearing. Recommend City Council denial.

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OTHER BUSINESS:

4) 30 Minutes MONTEREY ROAD STREETScape PRESENTATION:

Receive a presentation by Callander Associates updating the progress of the 3 alternative conceptual designs and public comments concerning the Monterey Road streetscape through downtown, from Main Avenue to Dunne Avenue.

Recommendation: Provide input on materials presented, for inclusion in the Callander presentation scheduled for City Council on October 19, 2011.

TENTATIVE AGENDA FOR THE SEPTEMBER 27, 2011 MEETING:

- GPA-11-04/ZA-11-13: Edmundson-Oak Meadow
- SD-11-05: Diana-KB Home
- UP-11-04: Jarvis-Amend

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

If you wish to address the Commission on any issue that is on this agenda, please complete a speaker request card located in the foyer of the Council Chambers, and deliver it to the Deputy City Clerk prior to discussion of the item. You are not required to give your name on the speaker card in order to speak to the Commission, but it is very helpful. As you are called, please walk to the podium to be recognized by the Chairperson. Please speak directly into the microphone while making your comments. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation.

NOTICE

NOTICE IS GIVEN pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

NOTICE

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act that are distributed to a majority of the Planning Commission less than 72 hours prior to an open session, will be made available for public inspection at the Office of the City Clerk at Morgan Hill City Hall located at 17555 Peak Avenue, Morgan Hill, CA, 95037 at the same time that the public records are distributed or made available to the Planning Commission. (Pursuant to Government Code 54957.5)